



CITY OF SANTA BARBARA

ORDINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: October 30 2007

TO: Ordinance Committee

FROM: Fire Prevention Bureau, Fire Department

SUBJECT: 2007 Fire Code Adoption

RECOMMENDATION:

That the Ordinance Committee review and recommend for approval to the City Council an ordinance amending Santa Barbara Municipal Code Chapter 8.04, adopting by reference the 2006 Edition of the International Fire Code, the 2007 California Fire Code, Appendix Chapter 1, Appendix Chapter 4 and Appendices B, C and H of said codes; adopting local amendments to said codes and repealing Ordinance 5257 (Adoption of the previous Uniform Fire Code).

DISCUSSION:

For many years the State of California and local jurisdictions within the state have adopted the Uniform Fire Code, with state and local amendments. The Uniform Fire Code, published by the Western Fire Chiefs, was part of a greater series of model codes that included the Uniform Building Code, published by the International Conference of Building Officials. Both were adopted by the state under Title 24 of the California Code of Regulations, Part 9 and Part 2 respectively. When combined with state amendments, the Uniform Fire Code became the California Fire Code. The City of Santa Barbara further amended the Uniform Fire Code and the California Fire Code based on local conditions and adopted the revised code as The City of Santa Barbara Fire Code. City Council adopted the current version of the City Fire Code on October 1, 2002, under ordinance No. 5257.

As of this code cycle, the Uniform Codes will no longer be used as the base codes in California. In September 2005, the state embarked on a project to adopt the International Codes as the base codes for building standards and fire protection. This complex process included the International Building Code and International Fire Code, among others. The state amended sections relating to building standards in all of the

REVIEWED BY: _____ Finance _____ Attorney _____ Name of Additional Department(s) That Need to Review CAR

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International codes to tailor the model codes to California conditions, preserve existing standards and prevent conflict with other California laws and regulations. The building code alone contains over 1,143 amendments, 588 of which are statutorily driven and there are over 600 amendments to the fire code by the State Fire Marshal alone. The result was a new set of codes, including the 2007 California Fire Code. These codes take effect on January 1, 2008.

Since February 2007 staff has been in the process of reviewing the combined fire codes, now known as the 2007 California Fire Code, and making amendments of our own to adapt the code to local conditions. Local jurisdictions are allowed to amend California-adopted sections of the code, but are limited to only making the amended sections more stringent. For any sections relating to building standards we must make findings for the change. The findings are based on climate, topography or geology and must describe conditions that require additional life safety protection. Sections of the International code that are not adopted by the state may be amended in any manner to meet local needs.

This ordinance includes the findings and local amendments created by staff. It is accompanied by an explanatory attachment citing the reasons for changes made and whether or not findings apply to that section. The California Fire Code is a reasonably complete document and our approach to the code was to make as few amendments as possible. Some are administrative in nature, such as language added to preserve our existing joint Building Division / Fire Department Board of Appeals. Others preserve our existing requirements under the 2001 Fire Code, such as our requirements for sprinklers in buildings over 5000 square feet. We have also brought our urban-wildland interface requirements into chapter 47, adding language that identifies the City of Santa Barbara Wildland Fire Plan as the document to define those areas. We anticipate that, as time goes on, the State of California will make additional adjustments to the new model codes. We plan to follow these developments closely and perhaps write additional amendments of our own in future code cycles.

Staff recommends that the Ordinance Committee forward the attached Ordinance to the City Council for approval. If the Ordinance Committee does so, the Ordinance will be presented to the City Council for introduction and adoption by the end of November in order for the City's amendments to be effective as of January 1, 2008 when the state codes go into effect.

ATTACHMENT(S): Summary of Local Amendments, 2007 Fire Code

PREPARED BY: Joseph Poiré, Fire Marshal

SUBMITTED BY: Ronald Prince, Fire Chief

APPROVED BY: City Administrator's Office

Attachment

Santa Barbara City Fire Department

2006 International Fire Code / 2007 California Fire Code Adoption Summary of Amendments

July 2007

Bold Type = Significant change to the Municipal Code, International or California Fire Codes

#	Chapter/Section	Title	Concept	Type(<u>new</u> , <u>existing</u> <u>UFC / MC</u> <u>deleted</u> or <u>revised</u>)	Findings
1	Appendix Chapter 1/ Sec. 103.1	Fire Prevention Bureau Personnel and Police	Part of the organization of the Fire prevention Bureau, carried over from the existing code, citing authority of fire code officials.	Existing, UFC / MC	NA
2	Appendix Chapter 1/ Sec. 104.10	Fire Investigations	Existing language from the 2001 California Fire Code, authority to investigate.	Existing, UFC / MC	NA
3	Appendix Chapter 1/ Sec. 108.1 through 108.3	Board of Appeals	Base code appeal sections, removed to allow for local appeals sections below.	Deleted	NA
4	Appendix Chapter 1/ Sec. 112.1.1 through 112.1.8	Building and Fire Code Board of Appeals	Readopts existing local provisions for a joint Building and Fire Code Board of appeals. Minor code language changes regarding accessibility.	Existing, UFC / MC, minor revisions	NA
5	Appendix Chapter 1/ Sec. 109.3	Violation Penalties	Completes the IFC section 109 by describing violations of the code as a misdemeanor, consistent with current language.	Revised	NA
6.	Chapter 3 / 304.1.2	Vegetation	Changes the language to make vegetation clearance conform to Chapter 47 instead of the International Wildland Urban Interface Code, which is not adopted by either the state or the City of Santa Barbara.	Revised	NA
7	Chapter 3 / Section 308.3.1	Open Flame cooking Devices	308.3.1 prohibited charcoal barbeques on most apartment patio's and decks within 10 feet of any combustible element, a section that is unenforceable. Not adopted by the state.	Deleted	NA
8	Chapter 3 / Section 308.3.1.1	Liquefied- petroleum gas fueled cooking devices.	Amends the section to allow standard sized (5 gallon) propane barbeques on apartment decks / balconies.	Revised	NA
9	Chapter 4	Emergency Planning and Preparedness	Chapter 4 conflicts with or duplicates state regulations (Title 19) in several sections; has additional requirements in conflict with or not desirable under local conditions. Not	Deleted	NA

			adopted by the state.		
10	Chapter 5 / Section 503.1 through 503.4	Fire Apparatus Access Roads	Amends the access sections to meet existing local requirements of 20 feet in width for commercial and 16 feet in width for residential to within 150 feet of exterior walls. Minor changes to the exceptions allowed for the 150 foot requirement, adding language to #1 that maintains current local standards for grade, cross slope turning radius and dead ends.	Existing, UFC / MC, minor revisions	Yes
11	Chapter 5 / 503.5.1.1 and 503.5.1.2	Secured Gates and barricades	One section amended, one added to the access roadways, dealing with the closure of certain roadways due to fire danger. Minor revisions to the “tampering” with locked gates section and the new section prohibits parking vehicles in a manner that blocks closed gates.	New, revised	Yes?
12	Chapter 5 / Section 505.1.1	Premise Identification, Mixed use occupancy	Refers to local municipal code section 8.04.030 regarding mixed use occupancy signs to clarify that they are required in both existing and new construction.	New	Yes
13	Chapter 5 / Section 505.3	Directory	Maintains the existing requirement for a project directory when required by the fire code official. Minor wording changes.	Existing	Yes
14	Chapter 5 / Section 508.through 508.5.3	Required Water Supply	The basic fire flow requirements of Chapter 5 were adopted by the state, along with Appendix B of the International; Code. The state then leaves local jurisdictions to either use Appendix B or any “approved method” without further definition. These sections outline the locally approved method and are a readoption of our existing fire-flow requirements for new construction.	Existing	Yes
15	Chapter 9 / Section 903.2	Automatic Fire Sprinkler Systems	The California Fire Code provisions in Chapter 9 are less stringent than our existing requirements, in some cases allowing for assembly occupancies up to 12,000 square feet without sprinklers. The proposed revision to Section 903.2 introduces our current standard of any new structure in excess of 5000 square feet and retroactive to buildings over 5000 square feet where square footage is added in addition to the state standards and requires compliance with the requirement that provides the greatest protection. Some new language added includes clarification over how square footage is calculated, sprinklers added when an occupancy changes to a higher hazard and the standards that govern the installation of sprinkler systems.	Existing	Yes
16	Chapter 9 / Section 907.1.5	Fire Alarm Detection Systems	This section is a minor revision of our existing requirement for an automatic detection fire alarm in mixed use occupancies. We first authored this section in response to the proliferation of residential units above commercial occupancies throughout the city.	Existing, revised	Yes

			The concept is to alert the residents in the event of a fire condition in the business occupancies below, especially at night when the business is closed.		
17	Chapter 33 / 3301.1.2	Explosives and Blasting Agents	Limits storage by Zone, excludes most of the city. Storage is limited to the industrial zone near the airport, by permit only	Existing	NA
18	3301.3 and 3301.4	Fireworks, Prohibition	State law allows for “safe and sane” fireworks. Maintains the current prohibition on all fireworks within the city limits, including safe and sane. Provides for confiscation.	Existing	Yes
19	Chapter 47 / Sections 4701 through 4715.13	Requirements for Wildland Interface Areas	This city previously adopted the wildland interface sections under Appendix IIA of the 2001 California Fire Code. The sections noted here are, for the most part, the same as Appendix IIA and apply to subjects such as “control of ignition sources” and “defensible space” requirements. New sections of significance refer to the City of Santa Barbara Wildland Fire Plan as the controlling document for the designation of Wildland Urban Interface Areas and the adoption of additional clearance distances based on that plan.	Existing and new (4707.2)	Yes
20	Municipal Code Section 8.04.030 A and B	Fire Prevention Development Standards	A) Fire Zone 2 allows for on site water and other requirements in areas where there is no municipal water supply. B) Requires the mixed use occupancy sign, which identifies the presence of dwelling units for first responders when a new building combines residential and commercial occupancies. No proposed changes.	Existing	Yes
21	Municipal Code 8.04.040	Storage of Combustible or Explosive Materials	Repeal. Former sections A & B stringently regulated in other sections of the code, allowed by permit. Section C, Explosive and Blasting Agents, moved to Chapter 33 as noted above.	Repeal 8.04.040, revise and move C	NA

ORDINANCE NO. ____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING SANTA BARBARA MUNICIPAL CODE CHAPTER 8.04, ADOPTING BY REFERENCE THE 2006 EDITION OF THE INTERNATIONAL FIRE CODE, THE 2007 CALIFORNIA FIRE CODE, APPENDIX CHAPTER 1, APPENDIX CHAPTER 4 AND APPENDICES B, C AND H OF SAID CODES; ADOPTING LOCAL AMENDMENTS TO SAID CODES; AND REPEALING ORDINANCE NO. 5257 (ADOPTION OF THE PREVIOUS UNIFORM FIRE CODE)

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings

1. Climatic Conditions

- A. The City of Santa Barbara is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry winds, ("Sundowners") which may reach speeds of 60 m.p.h. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. In addition, the high winds generated often cause road obstructions such as fallen trees. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires. In addition to directly damaging or destroying buildings, these fires also disrupt utility services throughout the area. The City of Santa Barbara and adjacent front country have a history of such fires, including the 1990 Painted Cave Fire and the 1977 Sycamore Canyon Fire. More recently, the city was impacted by the back country Zaca Fire, where the potential existed for the fire to burn over the Santa Ynez Mountains into the city and surrounding areas.
- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Fire Department's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the City.

- C. Water demand in this area challenges the quantity supplied by natural precipitation and, although the population continues to grow, the already-taxed water supply does not. The estimated population of California in 2006 was more than 36 million people. The state is projected to increase in population by nearly 10 million by the year 2030, with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall, future water allocation may not be fully dependable in many areas of the state. The city's core area continues to become more concentrated, with new multi-storied mixed-use structures whose occupants, along with the structures themselves, could be vulnerable to uncontrolled fires due to lack of available water. This necessitates the need for additional and on-site fire protection features.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by extinguishing fires at an early stage.

2. Topographical conditions:

- A. Natural slopes of 15 percent or greater generally occur throughout the foothills of Santa Barbara, especially in the High Fire Hazard areas such as the Foothill and Extreme Foothill zones. With much of the populated lower elevation areas already built upon, future residential growth is and will continue to occur on steeper slopes and in areas with greater constraints in terrain such as the Foothill and Extreme Foothill zones. Geographic and land-use constraints throughout the city have resulted in greater density along with a large number of mixed use projects, combining residential with commercial occupancies.
- B. Traffic and circulation congestion is an ongoing problem throughout the region. Traffic flow in and through Santa Barbara is limited by the transverse Santa Ynez Mountains, which provide limited passage to the north, and the Pacific Ocean to the south. The narrow corridor that Highway 101 occupies is subject to traffic delays under normal conditions and emergency events can render the highway impassable. This has the double effect of preventing traffic from leaving the city and potentially preventing emergency workers, who often live out of town, from entering. This condition existed for several days during the La Conchita slide in 2005 and it disrupted the return of city workers who live in the Ventura area. At various times in the city's history,

Highway 101 has also been closed north of the city due to mudslides, fires and flooding, most recently near Gaviota Pass, where a fire also temporarily closed the Rail access.

In addition, roads in the foothills are narrow, often steep and vulnerable to emergency conditions. Some of the older roadways are below current access standards and pose challenges to responding emergency vehicles, especially fire engines. These challenges are exacerbated in the event of an evacuation, particularly in the Foothill and Extreme Foothill zones.

- C. These topographical conditions combine to create a situation which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

3. Geological conditions:

The City of Santa Barbara region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size than the 1994 Northridge and the 1971 Sylmar earthquakes. Known faults in the city include the Lavigia, North Channel Slope, Mesa and Mission Ridge-More Ranch faults. Additional faults near the city would also be capable of disruption of services, including fire protection. The Southern California Earthquake Center predicts that there is an 80-90% probability of a magnitude 7.0 earthquake somewhere in Southern California before the year 2024. Regional planning for reoccurrence of earthquakes is recommended by the State of California, Department of Conservation.

- A. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings. The October 17, 1989, Loma Prieta earthquake resulted in one major fire in the Marina District (San Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. In addition to gas mains, individual gas and electric service connections to residences may provide both fuel and ignition sources during a seismic event. This situation creates the need for both additional fire protection and automatic on-site fire protection for building occupants.

- B. Road circulation features located throughout Santa Barbara also make amendments reasonably necessary. There are major roadways, highways and flood control channels that create barriers and slow response times. Hills, particularly in the Foothill and Extreme Foothill zones, slopes, street and storm drain design accompanied by occasional heavy rainfall, cause roadway flooding and landslides and at times may make an emergency access route impassable. Much of Sycamore Canyon lies in an area subject to geologic activity, as witnessed by the recent closure of the road due to the slide potential.

The climatic, topographical, and geological conditions described above make it prudent to rely upon automatic fire sprinkler systems and other fire protection measures to mitigate extended fire department response times. Automatic sprinklers, mixed use notification signs, fire alarms and other measures specified in this ordinance are intended to lessen life safety hazards and keep fires manageable with potentially reduced fire flow (water) requirements for a given structure. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Santa Barbara City Fire Department.

SECTION 2. Section 8.04.010 of the Santa Barbara Municipal Code is hereby amended to read as follows:

8.04.010 Adoption of International Code by Reference

Subject to the amendments provided for in Section 8.04.020, the following International Code and certain appendix chapters and references therein is hereby adopted by reference and shall be known as the City of Santa Barbara Fire Code: The International Fire Code (2006 Edition), including Appendix Chapter 1, Appendix Chapter 4 and Appendices B, C and H, published by the International Code Council, and including The 2007 California Fire Code, Title 24, Part 9 of the California Code of Regulations.

Said codes and any standards and secondary codes adopted by reference and the amendments therein, are on file and available for public inspection in the office of the City Clerk.

SECTION 3. Section 8.04.020 of the Santa Barbara Municipal Code is deleted in its entirety and readopted to read as follows:

8.04.020 Amendments to International Fire Code

In response to local climatic, geological and topographical conditions, the International Fire Code adopted by reference by Section 8.04.010 is amended as follows:

A. **Appendix Chapter 1.** Appendix Chapter 1 of the International Fire Code is amended as follows:

1. **Section 103** of Appendix Chapter 1 is amended to add Section 103.3.1 to read as follows:

103.3.1 Fire prevention bureau personnel and police. The fire code official and members of the fire prevention bureau shall have the powers of a police officer in performing their duties under this code. When requested to do so by the chief, the chief of police is authorized to assign such available police officers as necessary to assist the fire department in enforcing the provisions of this code.

2. **Section 104.10** of Appendix Chapter 1 is amended to read as follows:

104.10 Fire investigations. The fire code official is authorized to investigate promptly the cause, origin and circumstances of each and every fire occurring in the jurisdiction involving loss of life or injury to person or destruction or damage to property and, if it appears to the bureau of investigation that such fire is of suspicious origin, they are authorized to take immediate charge of all physical evidence relating to the cause of the fire and are authorized to pursue the investigation to its conclusion.

The fire code official is authorized to investigate the cause, origin and circumstances of unauthorized releases of hazardous materials.

The police department is authorized to assist the fire department in its investigations when requested to do so.

3. **Section 108** of Appendix Chapter 1 is deleted in its entirety without replacement.

4. **Section 109.3** of Appendix Chapter 1 is amended to read as follows:

Section 109.3 Violation penalties. Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor. Penalties shall be as prescribed by state law and local ordinance. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

5. **Section 112** is added to Appendix Chapter 1 to read as follows:

Section 112. Building and Fire Code Board of Appeals

In order to hear and decide appeals of orders, decisions or determinations made by the Fire Code Official or Building Official relative to the application and interpretations of the technical codes, there shall be and is hereby created a Building and Fire Code Board of Appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment and who are not employees of the jurisdiction. The Fire Code Official or Building Official shall be an ex officio member and shall act as secretary to said Board but shall have no vote upon any matter before the Board. The Building and Fire Code Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure. The Board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Code Official or Building Official.

112.1.1 Alternatives. The Board may consider any alternate provided that it finds that the proposed design, material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed in the technical codes in accessibility, suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.

112.1.2 Appointments. The City Council shall appoint individuals to an eligibility list. Appeals shall be scheduled before five members selected from the eligibility list by the Community Development Director or the Fire Code Official as may be appropriate based on the subject matter.

112.1.3 Quorum. It shall take a quorum of three members to hear an appeal and majority vote of the Board convened to sustain an appeal.

112.1.4 Chairperson. The chairperson shall be selected by the convened Board. The chairperson shall maintain order and conduct the meeting in accordance with Section 112.1.7 and 112.1.8.

112.1.5 Meetings. The Board shall meet when needed to hear an appeal or when needed to transact business of the Board. Either the Chief Building Official or the Fire Code Official or their designee shall act as Secretary of the Board.

112.1.6 Board Decisions. The decision of the Building and Fire Code Board of Appeals shall be final on all matters of appeals and shall become an order to the Appellant, Building Official or Fire Code Official as may be appropriate.

112.1.7 Procedures. The Chief Building Official or Fire Code Official may use the procedure for Conduct of Hearing Appeals in accordance with Chapter 6 of the Uniform Code for the Abatement of Dangerous Buildings for appeals. The Board may elect alternate procedures by a unanimous vote of the convened Board as they may deem appropriate.

112.1.8 Procedural Rules. Appeal hearings shall be conducted substantially in accordance with the following format:

1. The Chairperson shall call the meeting to order.
2. The Chairperson shall note the Board members present for the minutes.
3. The Chairperson shall recognize the Chief Building Official or Fire Code Official for presentation of the appeal. The Chief Building Official or the Fire Code Official shall read his/her recommendation to the Board. This recommendation shall be the standing motion before the Board.
4. The Chairperson shall recognize the Appellant for presentation of rebuttals.
5. All witnesses must be called by either the Appellant or the Chief Building Official or the Fire Code Official and may be questioned.
6. After a motion to amend, accept, or deny the standing motion has been made and seconded, the Board may entertain comments from the public.
7. The Board shall vote on the standing or amended motion.
8. The Chairperson shall adjourn the meeting at the end of business.

9. The Secretary shall prepare minutes for the record and shall serve as custodian of case records and said minutes.

B. **Chapter 3** of the International Fire Code is amended as follows:

1. **Section 304.1.2** is amended to read as follows:

Section 304.1.2 Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with Chapter 47.

2. **Section 308.3.1** of Chapter 3 is hereby deleted without replacement.

3. **Section 308.3.1.1** of Chapter 3 is amended to read as follows:

Section 308.3.1.1 Liquefied-petroleum gas fueled cooking devices. LP gas burners having an LP gas container with a water capacity greater than 25 pounds (5 Gallon) shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exception: One and two-family dwellings.

C. **Chapter 4** of the International Fire Code is deleted in its entirety without replacement.

D. **Chapter 5** of the International Fire Code is amended as follows:

1. **Section 503 “Fire Apparatus Access Roads”** is deleted in its entirety and readopted to read as follows:

503.1 Where Required. Fire Department access roads shall be provided and maintained in accordance with Sections 503.1.1 and 503.1.3

503.1.1 Buildings and Facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus roads shall comply with the requirements of this section and shall extend to within 150 feet of (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45,720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system not otherwise required by this code and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3
2. Fire apparatus Roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternate means of fire protection is provided.

503.1.2 Additional Access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of the terrain, climatic conditions or other factors that could limit access.

503.1.3 High Piled Storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches. If a fire apparatus access road serves three or fewer single-family residential units, the required width may be reduced to not less than 16 feet (4879 mm) upon the approval of the fire code official.

503.2.2 Authority. The fire code official is authorized to require and increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Such fire apparatus access roads shall be capable of supporting 60,000 pounds and shall be constructed of approved materials.

503.2.4 Turning radius. The turning radius of roadways shall be no less than 70 feet in diameter measured from outer edge to outer edge.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 300 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

503.2.7 Grade. The gradient for a fire apparatus access road shall not exceed a 16 % grade.

503.2.8 Cross-slope. The cross-slope gradient shall not exceed 6%.

503.3 Marking. See Section 503.3

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including parking of vehicles. The minimum required widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.5 Required gates or barricades.

503.5.1 Secured gates and barricades. See 503.5.1

503.5.1.1 Vehicle obstruction. Entrances to roads, trails, or other access ways that have been closed with gates and barriers in accordance with Section 503.5 shall not be obstructed by parked vehicles, except for public officers acting within their scope of duty.

503.5.1.2 Closure of accessways. Locks, gates, doors, barricades, chains, enclosures, signs, tags, or seals which have been installed by the fire department or by its order or under its control shall not be removed, unlocked, destroyed, tampered with or otherwise molested in any manner except when authorized by the fire code official or by public officers acting within their scope of duty.

2. **Section 505 “Premises Identification”** is amended to add Sections 505.1.1 and 505.3 to read as follows:

505.1.1 Mixed Use Occupancy Identification. Mixed use occupancy notifications signs shall be provided according to Municipal Code 8.04.030 (B).

505.3 Directory. For complexes and large buildings, an approved directory or premise map may be required at a location determined by the fire code official.

3. **Section 508 “Fire Protection Water Supplies”** is deleted in its entirety and readopted to read as follows:

508.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Prior to development of a project, the fire code official may require the flow testing of fire hydrants adjacent to the proposed development in order to determine adequacy of fire flow.

508.2 Type of Water Supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required flow.

508.2.1 Private fire service mains. Private fire service mains and appurtenance shall be installed in accordance with NFPA 24.

508.2.2 Water tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

508.3 Fire Flow. Fire Flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or *Appendix B*. For the purposes of this section, an "approved water supply" shall mean the following:

1. Residential Requirement. All residential buildings containing ten (10) or less dwelling units shall be served by a fire flow of 750 gpm at a residual pressure of 20 psi when flowing. Fire-flow requirements may be modified downward by the fire code official for isolated buildings or the installation of approved fire protection devices, but in no case shall the fire flow be less than 500 gpm at a residual pressure of 20 psi. Residential buildings containing eleven (11) or more dwelling units shall be served by fire flows in compliance with the commercial requirements below.

2. Commercial Requirement. A fire flow of 1,250 gpm at a residual pressure of 20 psi when flowing will be required.

508.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

508.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 508.1 through 508.5.6 and *Appendix C* or by an approved method. For purposes of this section, "an approved method" shall mean the following:

508.5.1 Where Required, Commercial. A commercial hydrant to Santa Barbara City standards must be located within 300 feet of all portions of a facility or building as measure by an approved route around the exterior of the facility or building. Where a portion of the facility or building is hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, the fire code official may require on-site hydrants or another approved mitigation method.

508.5.1.1 Where Required, Residential. For Group R-3, Group U and Group R-2 occupancies containing ten (10) or less dwelling units, a residential hydrant to Santa Barbara City standards must be located within 500 feet of all portions of a facility or building as measure by an approved route around the exterior of the facility or building. Where a portion of the facility or building is hereafter constructed or moved into or within the jurisdiction is more than 500 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, the fire code official may require on-site hydrants or another approved mitigation method.

508.5.2 Inspection, Testing and maintenance. Fire hydrant systems shall be subject to such periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall be in accordance with approved standards.

508.5.3 Private fire service mains and water tanks. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with *Title 19 California Code of Regulations Chapter 5*.

508.5.4 Obstruction. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

508.5.5 Clear space around hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

508.5.6 Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

E. **Chapter 9** of the International Fire Code is amended as follows:

1. **Section 903.2 “Where required.”** of Section 903 is amended to add Section 903.2.18 to read as follows:

903.2.18 Local Requirements. Approved automatic sprinkler systems shall be installed throughout buildings and structures as specified elsewhere in this Section 903.2 or as specified in this Section 903.2.18, whichever is more protective:

903.2.18.1 General. Automatic fire sprinkler systems shall be installed and maintained in operable condition in all buildings, except residential buildings containing four (4) or less dwelling units or guest rooms, where any one of the following occurs:

1. A new building has a total floor area in excess of 5,000 square feet;
2. An existing building has a total floor area in excess of 5,000 square feet and a change is made in the character of occupancy or use of the building places the building in a different division of the same group of occupancies or in a different group of occupancies that is more hazardous based on life and fire risk than the existing occupancy or use;
3. An addition is made to an existing building so the total floor area of the building, including the addition, exceeds 5,000 square feet. In the case of such an addition to an existing building, the sprinkler system required by this section shall be provided for the existing building and the addition.
4. In any existing building where an occupancy classification change to a higher hazard classification has occurred, regardless of square footage.

903.2.18.2 Computation of Square Footage. For the purposes of Section 903.2.18.1, the floor area of buildings shall be computed in accordance with the definition of “Floor area, Gross” provided in Section 1002.1 of the California Building Code.

903.2.18.3 Existing use. Any existing building not classified as Group R, Division 3, in existence at the time of the effective date of this code may have their use continued if such use was legal at the time. Additions to existing buildings shall require an automatic fire sprinkler system installed throughout, including areas not previously protected.

2. **Section 903.3.1 “Standards.”** of Section 903.3 “Installation Requirements” is deleted in its entirety and amended to read as follows:

903.3.1 Standards. Where the provisions of Section 903.2 of this Code, as amended by the City of Santa Barbara, require a building to be equipped with an automatic fire sprinkler system, sprinklers shall be designed and installed throughout the building in accordance with NFPA Standard 13, 13R or 13D as applicable to the particular occupancy.

3. **Section 907 “Fire Alarm and Detection Systems”** is amended to add Section 907.1.5 to read as follows:

907.1.5 Mixed Use Occupancies. Where residential occupancies are combined with commercial occupancies, a fire alarm system shall be installed which notifies all occupants in the event of a fire. The system shall include automatic smoke detection throughout the commercial and common areas. In addition, a notification system shall be installed in a manner and location approved by the fire code official that indicates the presence of residential dwelling units in accordance with Municipal Code Section 8.04.030 B.

F. Chapter 33 Explosives and Fireworks of the International Fire Code is amended as follows:

1. **Section 3301 “General”** is amended to add Sections 3301.2, 3301.3, and 3301.4 to read as follows:

Section 3301.2 Explosives and Blasting Agents. Storage of explosives and blasting agents is restricted to the A-I (Airport Industrial) zone.

Section 3301.3 Prohibition. The manufacturing, possession, storage, sale, use and handling of fireworks are prohibited in the City of Santa Barbara.

Exceptions:

1. Commercial, theatrical and group entertainment productions as permitted by the fire code official and in accordance with Title 19, California Code of Regulations, Chapter 6. Fireworks.

Section 3301.4 Seizure: The fire code official is authorized to seize, take, remove or caused to be removed at the expense of the owner all stock of fireworks offered or exposed for sale, stored or held in violation of this ordinance and Title 19, Chapter 6.

G. **Chapter 47 Requirements for Wildland-Urban Interface Fire Areas** of the International Fire Code is amended as follows:

1. **Section 4701 “General”** of Chapter 47 is amended to read as follows:

Section 4701.1 Scope. The mitigation of conditions where a wildfire burning in vegetative fuels may readily transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities, or result in large property losses shall comply with this chapter. In addition, this section is intended to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire which might be caused by recreational, residential, commercial, industrial or other activities conducted in Urban Wildland Interface Areas as defined by the City of Santa Barbara Wildland Fire Plan.

Section 4701.2 Purpose. The purpose of this code is to provide minimum standards to increase the ability of a building to resist the intrusion of flame or burning embers being projected by a vegetation fire and contributes to a systematic reduction in conflagration losses through the use of performance and prescriptive requirements. In addition, the purpose of this code is to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire which might be caused by recreational, residential, commercial, industrial or other activities conducted in Urban Wildland Interface Areas.

Section 4701.3 Policy. The policy direction for the City of Santa Barbara Wildland Urban Interface Area is established by the City of Santa Barbara Wildland Fire Plan, approved by City Council in January of 2004.

2. **Section 4702 “Definitions”** of Chapter 47 is amended to add the following definitions and to amend the definition of Wildland-Urban Interface Fire Area to read as follows:

Spark Arrester is defined as a device constructed of non-flammable materials specifically for removing and retaining carbon and other flammable particles over 0.0232 inches in size from the exhaust flow of an internal combustion engine operated by hydrocarbons.

Tracer is any bullet or projectile incorporating a feature which marks or traces the flight of said bullet or projectile by flame, smoke or other means which result in fire or heat.

Tracer Charge is any bullet or projectile incorporating a feature designed to create a visible or audible effect by means which result in fire or heat and shall include any incendiary bullets and projectiles.

Wildland-Urban Interface Fire Area is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. See Article 86B for the applicable referenced Sections of the Government Code and the Public Resources Code. The City of Santa Barbara Wildland Fire Plan, approved by City Council in January of 2004 outlines the Wildland Urban Interface Areas within the City of Santa Barbara's local jurisdiction. For purposes of this code, Wildland Urban Interface Areas and High Fire Hazard Areas are interchangeable.

3. **Section 4703 "Plans"** of Chapter 47 is amended to read as follows:

4703.1 General. When required by the fire code official, a fire protection plan shall be prepared for parcels within Urban Wildland Interface Areas.

4703.2 Content. The plan shall be based on site specific wildfire hazard and risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building construction and fire-resistance factors, fire protection systems and equipment, evacuation, defensible space and vegetation management. The plan shall also address any off site factors listed above that affect the project area.

4703.3 Cost. The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

4703.4 Plan retention. The fire protection plan shall be retained by the fire code official.

4. **Section 4704 "Fire Hazard Severity Zones"** of Chapter 47 is amended to add Section 4704.1.1 to read as follows:

4704.1.1 Lands in the local jurisdiction are classified by the Fire Code Official in accordance with the City of Santa Barbara Wildland Fire Plan (May 2004).

5. **Section 4706 “Vegetation Management”** of Chapter 47 is amended to add Section 4706.1 to read as follows:

4706.1 General. The City of Santa Barbara Wildland Fire Plan identifies vegetation management areas that pose an increased threat to the community during a wildland fire. Within these areas the fire code official has the authority to work with property owners to reduce the amount of flammable vegetation outside the defensible space areas. These areas include both City and Private lands. Standards for vegetation management are specified in the City of Santa Barbara Wildland Fire Plan.

6. **Section 4707 “Defensible Space”** of Chapter 47 is amended to read as follows:

4707.1 General. Persons owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas, and persons owning, leasing or controlling land adjacent to such buildings or structures, shall follow defensible space requirements outlined in 4707.1 through 4707.9.

4707.2 Distance Requirements: Maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas within 30 to 150 feet of such buildings or structures as outlined in the following zones;

1. Coastal Interior 30 to 50 feet brush clearance from structures
2. Coastal 50 to 70 feet brush clearance from structures
3. Foothill 100 feet brush clearance from structures
4. Extreme Foothill 150 feet brush clearance from structures

Exceptions:

1. Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.
 - a. Grass and other vegetation located more than 30 feet (9144 mm) from buildings or structures and less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.

4707.3 Chimney Clearance. Remove portions of trees which extend within 10 feet (3048 mm) of the outlet of a chimney,

4707.4 Overhanging Trees. Maintain trees adjacent to or overhanging a building free of deadwood, and

4707.5 Roof Debris. Maintain the roof of a structure free of leaves, needles or other dead vegetative growth

4707.6 Additional Clearance Requirements. Within any high fire hazard zone additional brush clearance may be required on slopes greater than 30%. Slopes ranging between 30 and 40 % slope may require 200 feet clearance. Slopes ranging from 41 to 60% may require 250 to 300 foot clearance.

4707.7 High Fire Hazard Area Fire Safe Landscaping. All parcels in the Wildland Urban Interface Areas must meet defensible space requirements as outline in 4707.1. Defensible Space requirements can be met though fire safe landscaping in accordance with Wildland Fire Plan, Appendix E (High Fire Hazard Landscape Guidelines). Fire safe landscaping requirements shall be utilized on all parcels within the Wildland Urban Interface Areas.

4707.7.1 New Development. New developments in the wildland urban interface area must submit Landscape Plans for review by the Fire Code Official. Landscaping shall meet the Defensible Space distances as outlined in the Wildland Fire Plan, Appendix E (High Fire Hazard Defensible Space Requirements). All landscape plant species must be fire resistant as described in the Wildland Fire Plan, Appendix E (High Fire Hazard Landscape Guidelines).

4707.8 Vegetation Road Clearance. The owner, occupant or other person in control of any real property (vacant or developed) in, upon, or adjoining hazardous fire areas, and the owner, occupant or other person in control of real property adjacent to such property shall:

1. Maintain an area cleared of flammable vegetation and other combustible growth for a distance of 10 feet on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided they do not form a means of readily transmitting fire.

2. Maintain an area cleared of all overhanging vegetation for a vertical

clearance of not less than 13 feet 6 inches within the full portion of highways and private streets which are improved, roadway and one foot (1 foot) on each side from the edge of the drivable roadway.

4707.9 Unusual Circumstances. If the fire code official determines that difficult terrain, danger or erosion or other unusual circumstances make strict compliance with the clearance of vegetation provisions of Sections 4707 undesirable or impractical, enforcement thereof may be suspended and approved alternative measures shall be provided.

7. **Section 4714 “Trespassing On Posted Property”** is added to Chapter 47 to read as follows:

4714.2.1 General. When the fire code official determines that a specific area within a wildland urban interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provides.

4714.2.2 Signs. Approved signs prohibiting entry by unauthorized persons and referring to Section 4714.2.1 shall be placed on every closed area pursuant to this section.

4714.2.3 Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state and federal public officers and their authorized agents acting in the course of duty.

4714.2.4 Tampering With Fire Department Locks, Barricades And Signs
Locks, barricades, seals, cables, signs and markers installed within wildland urban interface areas, by or under the control of the fire code official, shall not be tampered with, mutilated, destroyed or removed. Gates, doors, barriers and locks installed by or under the control of the fire code official shall not be unlocked.

8. **Section 4715 “Ignition Sources”** is added to Chapter 47 to read as follows:

4715.1 General. Control of ignition sources in wildland urban interface areas shall be in accordance with 4715.1 through 4715.12.

4715.2 Smoking. Lighting, igniting or otherwise setting fire to or smoking tobacco, cigarettes, pipes or cigars in wildland urban interface areas is prohibited.

Exception: Place of habitation or within the boundaries of established smoking areas or campsites as designated by the fire code official.

4715.3 Spark Arresters. Chimney's used in conjunction with fire places, barbeques or heating appliances in which solid or liquid fuels is used, upon buildings, structures or premises located within 200 feet of wildland urban interface areas, shall be provided with a spark arrestor constructed with heavy wire mesh or other non-combustible material with openings not to exceed 1/2 inch.

4715.4 Suppression Equipment for Gasoline-Fueled Internal Combustion Engines- Off Road Vehicles. No person shall use or operate any internal combustion engine which operates on hydrocarbon fuels on any forest, brush, or grass covered land without providing, and maintaining in good working order, a spark arrester attached to the exhaust system, except for motorcycles, vehicles equipped with a muffler as defined by the California Vehicle Code, such as motor trucks, truck tractors, buses, and passenger vehicles are not subject to the provisions of this section. Spark arresters affixed to the exhaust of engines shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

4715.5 Suppression Equipment For Gasoline-Fueled Internal Combustion Engines- Tools. No person shall use or operate any portable saw, auger, drill, tamper or other portable tool powered by a gasoline-fueled internal combustion engine on or near any forest, brush, grass covered land, within 25 feet from any flammable material without providing at the immediate location a round point shovel or a 2A 10 BC fire extinguisher. The above tools shall at no time be farther than 25 feet, with unrestricted access, from the operator to the point of operation.

4715.6 Tracer Bullets, Tracer Charges, Rockets And Model Aircraft. Tracer bullets and tracer charges shall not be possessed, fired or caused to be fired into or across wildland urban interface areas. Rockets, model airplanes, gliders and balloons powered with an engine, propellant or other feature liable to start or cause fire shall not be fired or projected into or across wildland urban interface areas.

4715.7 Apiaries. Lighted and smoldering material shall not be used in connection with smoking bees in or upon wildland urban interface areas except by permit from the fire code official.

4715.8 Open Flame Devices. Welding torches, tar pots, decorative torches and other devices, machines or processes liable to start or cause fire shall not be operated or used in or upon wildland urban interface areas, except by permit from the fire code official.

Exception: Use within habited premises or designated campsites which are a minimum of 30 feet from grass, grain, brush or forested areas.

4715.9 Outdoor Fires. Outdoor fires shall not be built, ignited or maintained in or upon wildland urban interface areas, except by permit from the fire code official. Permits shall incorporate such terms and conditions which will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or upon wildland urban interface areas under the following conditions:

1. When high winds are blowing
2. When a person age 17 or over is not present at all times to watch and tend fire, or
3. When the fire code official declares a Red Flag Fire Alert.

Exception: Outdoor fires within habited premises or designated campsites where such fires are built in a permanent barbeque, portable barbeque, outdoor fireplace or grill and are a minimum of 30 feet from grass, grain, brush or forested areas.

4715.10 Outdoor Fireplaces and Barbeques. Permanent barbeques, portable barbeques, outdoor fireplaces or grills shall not be used for the disposal of rubbish, trash, or combustible waste material. Permanent barbeques outdoor fireplaces, portable barbeques and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrester, screen, or door.

Exception: When approved, unprotected openings in barbeques and grills necessary for proper functioning.

4715.11 Dumping. Garbage, cans, bottles, papers, ashes, refuse, trash, rubbish or combustible waste material shall not be placed, deposited or dumped in or upon wildland urban interface areas or in, upon or along trails, roadways or highways in wildland urban interface areas.

Exception: Approved public and private dumping areas.

4715.12 Disposal Of Ashes. Ashes and coals shall not be placed, deposited or dumped in or upon wildland urban interface areas.

Exception: (1) In the hearth of an established fire pit, camp stove or fireplace, (2) In a noncombustible container with a tight fitting lid, which is kept or maintained in a safe location not less than 10 feet from combustible vegetation or structures, (3) Where such ashes or coals are buried and covered with 1 foot of mineral earth not less than 25 feet from combustible vegetation or structures.

4715.13 Use Of Fire Roads And Firebreaks. Motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire roads or firebreaks beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner which obstructs the entrance to a fire road or firebreak.

Exception: Public officers acting within their scope of duty.

SECTION 4. Section 8.04.030 of the Santa Barbara Municipal Code is amended to read as follows:

8.04.030 Fire Prevention Development Standards

A. **Fire Zone 2.** Buildings or portions of buildings constructed within the boundaries of Fire Zone 2, as designated by the fire code official and shown on a map on file with the City Clerk and the Community Development Department, shall provide a ten thousand (10,000) gallon water tank to be used for fire protection purposes only, designed, installed and maintained in a manner approved by the fire code official, incorporating each of the following additional features in its construction:

1. All fire department access complies with the requirements of Section 503 of the International Fire Code (2006 Edition) as amended by this Chapter; and
2. All plantings used for landscaping within one hundred–fifty feet (150') of any structure must be fire resistant; and
3. All native brush, shrubs and grasses are kept cleared to within one hundred–fifty feet (150') of any structure; and

4. Residential fire sprinklers are installed in any building used for sleeping or cooking according to National Fire Protection Association Residential Standards.

B. **Mixed Use Occupancy Notification System.** Signs shall be installed in a manner and in locations approved by the fire code official indicating the presence of residential dwelling units in buildings of mixed-use occupancy. Required signs shall be clearly visible from the front of the building and conform to the following criteria:

1. All signs shall begin with the letter **R** followed by a hyphen.
2. **R -** shall be followed by cardinal numbers denoting the floors containing dwelling units. Example: **R-2** denotes dwelling units on the 2nd floor; **R-2-3** denotes dwelling units on the 2nd and 3rd floors.
3. Letters shall have a minimum of 4" high with a 1/2" wide stroke.
4. Letters shall contrast to their background.
5. Letters on glass shall be in reflective tape.
6. In the event that dwelling units are added or removed from floors, the required sign shall be updated prior to the occupancy of the altered floor space.

Example:

R-2

SECTION 5. Section 8.04.040 of the Santa Barbara Municipal Code, **Storage of Combustible or Explosive Materials** is repealed.

SECTION 6. Repeal of Previous Ordinance

Ordinance No. 5247 is hereby repealed.

SECTION 7. The provisions of this ordinance shall go into effect on January 1, 2008 at 12:01 a.m.